



2526 19 Street Calgary Alberta

\$1,350,000

Rare Opportunity to acquire this hard to find LARGE BUNGALOW with a LEGAL SUITE! Great LOCATION on a LOW TRAFFIC street in Inner City Neighborhood of Bankview & backing onto a Park. Features a 1718 sq.' Main Floor Plan with 2 Bedrooms PLUS 2 more in the Lower level. Generously sized Living Room with Gas Fireplace + Built In storage adjoins the Large Open Concept Kitchen & Dining Area. Plenty of Granite Counter workspace + Island Seating making meal prep & entertaining easy + convenient. Access here to the private Deck with City View. Primary Bedroom with 5 Piece Ensuite including dual sinks, Jetted Tub + Separate Shower. Another Bedroom + Full Bathroom completes this floor. Loads more Living Space in the Lower Level with 2 Bedrooms, (1 with an En-Suite), Rec Room with Fireplace, 2 pce. Bathroom + Laundry. A Legal Lower Suite with separate access discreetly located at the front. Comprising 1 Bedroom, Kitchen, Living Area, Full bath + Laundry, it's a perfect set up for added Income, relatives or care giver. Mechanicals offer 4 separately Zoned areas heated by Boiler as well as Central Air Conditioning. Fully Fenced Front + Rear Yards. Double, Insulated Garage is OVERSIZED with Additional Parking on adjacent pad. Excellent walkability to parks, shops, Marda Loop & Quick Access to Crowchild & Downtown! Currently tenant occupied. (id:6769)

3pc Bathroom Measurements not available

Bedroom 12.67 Ft x 9.25 Ft

Bedroom 14.08 Ft x 10.58 Ft

Laundry room Measurements not available

Recreational, Games room 17.58 Ft x 14.92 Ft

2pc Bathroom Measurements not available

Laundry room 15.92 Ft x 15.92 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Kitchen 21.42 Ft x 13.67 Ft

Living room 21.83 Ft x 13.92 Ft

Dining room 14.67 Ft x 10.42 Ft

Primary Bedroom 20.67 Ft x 11.92 Ft

Bedroom 13.75 Ft x 11.17 Ft

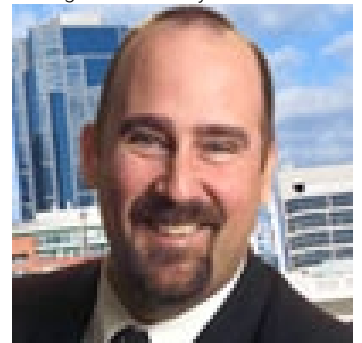
4pc Bathroom Measurements not available

Bedroom 14.33 Ft x 10.33 Ft

Kitchen 10.92 Ft x 9.58 Ft

Living room 16.92 Ft x 13.67 Ft

Listing Presented By:



Originally Listed by:

RE/MAX Realty Professionals

<http://www.mccormickhomes.ca>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141

darylcarlson@shaw.ca